



Staff Report

PUBLIC HEARING TO APPROVE THE FIVE-YEAR IMPLEMENTATION PLAN FOR THE LOS COSTANOS REDEVELOPMENT PROJECT AREA FOR FISCAL YEARS 2004/05-2008/09

Honorable Chair and Board Members:

Summary

Staff is recommending that the Board hold a public hearing on September 11, 2007 to hear public comment on and approve the Five Year Implementation Plan (the "Plan") for the Los Costanos Redevelopment Project Area (the "Project Area") prepared as required by California Redevelopment Law ("CRL").

Background

The CRL requires each redevelopment agency administering a redevelopment plan to prepare and adopt a five-year implementation plan (the "Implementation Plan"). The principal goal of the Implementation Plan is to guide an agency in implementing its redevelopment programs to help eliminate blighting influences. In addition, the affordable housing component of the Implementation Plan provides a mechanism for a redevelopment agency to monitor its progress towards meeting both its affordable housing obligations under CRL and the affordable housing needs of the community. In effect, the Implementation Plan is a guide, incorporating the goals, objectives, and potential programs of an agency for the next five years, while providing flexibility so the agency may adjust to changing circumstances and new opportunities.

The last implementation plan for the Project Area covered fiscal years 1999/2000 - 2004/04. Therefore the passage of this Plan is overdue, which the State Controller's Office held to be an audit violation in 2005-06.

Discussion

In compliance with the CRL, a Five Year Implementation Plan (the "Plan") has been prepared and is attached as Exhibit A. The Plan is a planning tool for the Agency to contemplate and discuss in a public setting how to allocate resources to accomplish the identified goals of the Los Costanos Redevelopment Plan. The programs and projects in the Plan are defined as potential projects that may be implemented to achieve the goals and objectives of the Agency.

The following is a summary of the projects and programs that have been included in the plan:

1. Firehouse Square (SW of Central Village area, bounded by El Camino Real, Fifth Avenue, and Broadway): develop area as mixed residential use with ground floor retail and open space.
2. Village Center (includes the Emmett House - the block bounded by Ralston, Sixth Avenue, O'Neill and El Camino Real): develop area as mixed use residential and retail.
3. Belmont Station (NE of Central Village area - from the train station and fronting Masonic Way and Ralston): develop area as mixed/use commercial.
4. Shoreway Place (NE of Hwy 101/Ralston Interchange): further develop as commercial and hotel use.
5. Island Park (SE of Hwy 101/Ralson Interchange): develop area, not including the ballparks, as residential use.

The Plan also analyzes the Agency's historical and future affordable housing requirements. As set forth in the Plan, the Agency has historically met its CRL affordable housing requirements and will continue to do so throughout the life of the Plan. The Plan provides specific information on each residential development project, both historical and projected, setting forth the specific number of units produced and the income eligibility requirements for each unit. As shown in the Plan, the Agency should easily meet both its CRL production and Housing Fund targeting requirements.

Adoption of the 5 Year Implementation Plan by the Agency in no way binds the Agency to perform or to complete the projects listed in the plan.

General Plan/Vision Statement

The 5 Year Implementation Plan is consistent with most, if not all of the elements in the Vision Statement, including, but not limited to, the following:

1. Distinctive Community Character
 - a. Its small-town ambience sets it apart as a tranquil, safe, and desirable place to live.
 - b. We connect with each other in all kinds of gathering places.
2. Natural Beauty
 - a. We choose to make our home among these beautiful hills, trees, parks, views, and open spaces.
 - b. Our actions today preserve and enhance Belmont's beauty to make it even lovelier for our grandchildren.

3. Thriving Culture

- a. Belmont is a wonderfully safe and supportive place to raise a family.
- b. Our playgrounds and athletic fields are of high quality and in high gear.
- c. The arts thrive in this creative, appreciative town—the arts hub of the Peninsula.
- d. Our history makes Belmont what it is, and we preserve that heritage for our children.

4. Thriving Economy

- a. A charming, vibrant town center is the heart of our civic and economic life.
- b. Our economy prospers with a mix of attractive, successful businesses that fit with our community character.
- c. We look first in our own shops and restaurants for what we need.
- d. Education, arts and the economy flourish in concert.

5. Easy Mobility

- a. We put a priority on getting out of, into, and through town efficiently.
- b. Bicyclists, walkers, and other non-drivers get where they're going easily and safely.
- c. We require safe residential streets and smooth-flowing thoroughfares.

Fiscal Impact

No fiscal impact. The Implementation Plan identifies possible projects that meet the goals and objectives of the Agency. The Plan does not require that the funds be available, nor does it specifically appropriate any funding towards these projects. Future appropriations would be made during the normal City/Agency budgeting process.

Public Contact

Posting of City Council agenda.

Recommendation

Staff recommends holding a public hearing and adopting the attached resolution approving the Five-Year Implementation Plan for the Los Costanos Redevelopment Project Area for fiscal years 2004/05-2008/09.

Alternatives

- 1. Instruct staff to make revisions to the Plan for adoption after public hearing at the next Council meeting or soon thereafter.

Attachments

- A. Resolution Approving the Five-Year Implementation Plan for the Los Costanos Redevelopment Project Area for fiscal years 2004/05-2008/09.

B. Five Year Implementation Plan (FY 2004/05-FY 2008/09).

Respectfully submitted,

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Executive Director

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REDEVELOPMENT AGENCY RESOLUTION NO. _____

**RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF BELMONT
APPROVING THE FIVE-YEAR IMPLEMENTATION PLAN FOR THE
LOS COSTANOS REDEVELOPMENT PROJECT AREA
FOR FISCAL YEARS 2004/05-2008/09**

WHEREAS, the California Redevelopment Law requires each redevelopment agency administering a redevelopment plan to prepare and adopt a five-year implementation plan; and,

WHEREAS, the last implementation plan for the Los Costanos Redevelopment Project Area covered fiscal years 1999/2000 - 2004/04; and,

WHEREAS, the Agency has engaged a consultant to prepare a current Five-Year Implementation Plan for fiscal years 2004/05-2008/09 in compliance with the California Redevelopment Law; and,

WHEREAS, a Notice of Public Hearing to consider approving the Five-Year Implementation Plan for fiscal years 2004/05-2008/09 was mailed at least three weeks in advance to all persons and agencies that have requested notice and published for at least three successive weeks prior to September 11, 2007 public hearing, with the first publication thirty-one days prior to public hearing and at least five days in between publications, in a newspaper that is published in the City of Belmont and is designated for the publication of notices and at least four copies of said notice of hearing were posted at least three weeks before the hearing in permanent places within the Los Costanos Redevelopment Project Area; and

WHEREAS, on September 11, 2007, the Agency held a hearing on the Five-Year Implementation Plan for fiscal years 2004/05-2008/09 and heard evidence and testimony from all persons interested; and

WHEREAS, adoption of the Five-Year Implementation Plan by the Agency in no way binds the Agency to perform or to complete the projects listed in the plan;

NOW, THEREFORE, BE IT RESOLVED that the Redevelopment Agency of the City of Belmont approves the Five-Year Implementation Plan for the Los Costanos Redevelopment Project Area for Fiscal Years 2004/05-2008/09.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Redevelopment Agency of the City of Belmont at a regular meeting thereof held on September 11, 2007 by the following vote:

AYES, DIRECTORS: _____

NOES, DIRECTORS: _____

ABSTAIN, DIRECTORS: _____

ABSENT, DIRECTORS: _____

Secretary, Redevelopment Agency

APPROVED:

Chair, Redevelopment Agency